

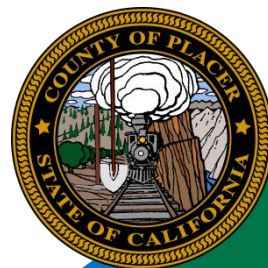


COUNTY OF PLACER  
**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**  
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010  
County Contact: Ashley Brown (916) 787-8954

**REGULAR MEETING MINUTES AGENDA**

Wednesday, February 7, 2018 7:00 PM  
Eureka School District Office, Board Room  
5455 Eureka Road, Granite Bay, CA

1. **Call to Order & Pledge of Allegiance** 7:00 PM
2. **Welcome & Introduction of Members**  
Eric Bose, Virg Anderson, Walt Pekarsky, Scott McGuckin, Jim Radler and Te Iwi Boyd,  
Secretary. (Tom Kruse was absent)
3. **Approval of February 7, 2018 Agenda & January 3, 2018 Minutes**  
**Agenda:** Motion was made to approve the February 7, 2018 Agenda. Motion  
was seconded and passed, 5-0.  
**Minutes:** Motion was made to approve the January 3, 2018 Minutes. Motion  
was seconded and passed, 5-0.
4. **Annual Reorganization of Officers**  
**A. Chair**  
**B. Vice Chair**  
Motion was made to move this item to after item 9B. Motion was seconded and  
passed, 5-0.
5. **Public Safety Reports:**  
**A.** Placer County Sheriff's Office  
Statistics from the previous month were reported. A resident expressed  
concern regarding excessive speed and stop sign running. The Sheriff's Office  
partnership with CHP was discussed. Mail thefts were discussed, and residents  
and were urged to use locking mailboxes. Use of the non-emergency phone  
line was discussed.  
  
Member Bose reported on the quick response time from the Sheriff's  
Department.  
  
Constituents expressed their concerns regarding solicitors in the area.  
Requirements for registration of solicitors was explained and discussed.  
  
**B.** California Highway Patrol  
No report given.  
  
**C.** South Placer Fire District  
No report given.



6. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).

Resident Holy Johnson read a letter she prepared to the MAC re: her request for methods to contact MAC Members directly prior to the meetings, such as emails and she requested that any and all items before the MAC seeking approval on projects that contain requests for increase in density and/or change in zoning be suspended at this time.

7. **Supervisor Report**

Supervisor Uhler reported there is a new county executive officer. Supervisor Uhler will invite him to a future MAC meeting for an introduction.

Supervisor Uhler provided an updated on the county's affordable housing needs as well as an updated on alternative service delivery methods.

Resident Shawn Solberg asked for clarification on the bid process for privatized services. The meet and confer requirements were explained. It was further explained that the county has instituted a local bidder preference but primarily on products not as much services.

8. **Information Item:**

**A. Climate Action Plan**

Receive a presentation from the Planning Services Division on the County's efforts to prepare a Climate Action Plan. Placer County is in the process of developing a Climate Action Plan which is intended to identify various programs and policies aimed to address climate change and reducing greenhouse gas emissions, while also identifying strategies to maximize economic benefits related to energy savings, operational cost savings, and other benefits for the County and the Community.

Crystal Jacobsen and Lori Moore were introduced and presented a slide presentation that included a background on the Climate Action Plan, what a sustainability plan is and why the county is preparing this plan.

Community outreach for this plan was explained and includes: going to all the MACS; providing workshops and online engagement. Website information and a schedule of events was provided to constituents.

PCSP Components were discussed and include: Green House Gas (GHG) Inventory Results, GHG Inventory Sectors, Work Program Summary and what a successful plan includes. A successful plan identifies key greenhouse gas sources within the county; builds a strategy to reduce GHG emissions and meet statewide goals and establishes resources to help residents adopt to the climate risks that cannot be avoided.

Information cards were made available to constituents.

Constituents expressed their concerns regarding their feelings that there is already too much government control. The reason for this plan was explained.

Chris Johnson said she was happy to hear about the development of the plan and described how it will help with her properties.

Lisa Powers asked for further clarification regarding the credits and benefits associated with this plan.

Mark Hungerford asked why the funding mechanisms haven't been clarified before this plan was brought to the MAC. Supervisor Uhler explained there will be no tax increases associated with this plan and provided an extensive explanation of the process.

A resident asked how much money is coming out of the budget to develop this study? It was explained that the Board allocated \$200K for the preparation of the study.

Brady Nations reminded residents this plan is for the resident's benefit.

**9. Action Item:**

**A. Pond View Parcel 2**

The applicant, Lisa Powers, is requesting approval of a Conditional Use Permit (CUP) Modification for the Pond Pavilion & Lofts project, since renamed Pond View, located at 5630 Douglas Boulevard. The site is zoned OP-Dc (Office and Professional combining Design Scenic Corridor). The proposed CUP modification would eliminate the Commercial Event Center previously approved for the project and replace it with up to 24,000 square feet of office space in one or more buildings. The additional offices would be located on Parcel 2, the eastern and southern portions of the project site. Presenter: Christopher Schmidt, Senior Planner (15 minutes)

Handouts regarding the proposed project were provided and a Slid presentation was given. The project location and zoning were explained. Site photos were shown and explained. The entitlement timeline was explained.

The approved site plan was shown as was the proposed site plan. The entitlement timeline was discussed in greater detail, parcels 1 and 2 were shown as was a proposed site plan. It was explained that the market will drive what is ultimately built out on these parcels. Office space and parking was explained. Building height was discussed.

Additional discussion regarding entitlements, environmental review and the proposed project schedule occurred.

Member Bose reminded residents that noise was an issue when this came before the MAC previously and that he felt the proposed project resolves residents' concerns and that the proposed project seems to be a reasonable compromise.

There was discussion regarding site drainage, landscaping and paving coverage. The County requirements were discussed. Further discussion of sidewalks, permeable paving and the proposed plaza took place.

Sandy Harris asked why the buildings were so close together and expressed her concern that the buildings should look more harmonious with each other. It was explained that this project is subject to design review.

Constituents expressed their concerns regarding the 2-story building even though there will be a 300' setback. It was explained that this will be looked at in design review. The possibility of adding a condition of approval was discussed.

Member Bose asked for clarification regarding the requested approval and wanted to confirm the CUP is limiting the square footage. Chris Schmidt confirmed.

Resident Shannon expressed her concern that this project could be precedent setting for Douglas Boulevard. The Granite Bay Community Plan was discussed as was the key work "preferred".

Other design elements and landscaping of the project were discussed. History of projects in the community were discussed.

Member Bose explained what the MAC's job is on this item.

Member McGuckin asked for clarification of the heights of the existing buildings at Quarry Ponds

Member Anderson asked for further clarification regarding parcels 1 and 2.

Member Radler inquired about the flexibility for 3- single story buildings instead of one single story building and a two-story building. Continued discussion regarding single story vs. two-story buildings took place.

A motion was made by Member Bose to recommend approval of the proposed project, with a revised CUP that includes a condition that the applicant go back to a single-story option on parcel 2. Member Anderson seconded the motion. Motion passed, 5-0.

Roll Call:

Walt Pekarsky – Yea  
Virg Anderson – Yea  
Eric Bose – Yea

Scott McGuckin - Yea  
Jim Radler - Yea

**B. Ventura at Granite Bay**

Ventura at Granite Bay is a proposal to develop a 33-lot detached single-family residential subdivision on a 6.11 acre site located at 6832 Eureka Road on the south side of Eureka Road, east of Purdy Lane. The site is designated High Density Residential and Rural Low Density Residential in the Granite Bay Community Plan and is zoned RM-DL 10-Dc (Residential Multi-Family, Density Limitation of 10 units per acre combining Design Scenic Corridor) and RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, minimum building site of 40,000 square feet, combining Planned Residential Development of 1.0 unit per acre). Requested entitlements include a Vesting Tentative Subdivision Map, Minor Boundary Line Adjustment, and setback variances.

Negative Declaration can be found at:

<https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/negdec>

Presenter: Christopher Schmidt, Senior Planner (30 minutes)

A handout regarding the proposed project was provided and a slide presentation was given by Chris Schmidt. The project site, land use designations, area zoning and project site split zoning was explained. It was explained that this project is not seeking a rezone. The project site plan and entrance were shown. Emergency vehicle access was discussed, and it was reported that the proposed project will not be gated.

Entitlements, the project site as it exists today, and the project site as proposed along with the proposed landscape easement was explained.

A rough look at the residence layout and home sizes were shown and discussed. The requested variances were explained in detail and preliminary designs and elevations of future homes were shown in relationship to the requested variance.

Compatibility of the proposed project was discussed.

Proposed fencing was explained as were the tree and landscaping plans.

Project entry was shown as were sidewalk placement and the DG trail. Parking for the project was discussed.

The traffic study and associated impacts were discussed at great length.

There was continued discussion regarding project access, requested entitlements and the proposed project schedule took place.

Member Anderson expressed his concerns regarding traffic and the existing driveways. Member Anderson asked for clarification regarding the buffer zone area,

and how that space is to be maintain. The easement to gain access to the buffer area was shown.

Member Bose asked for clarification regarding the difference between wood fencing and an enhanced wood fence, the landscape area size and the maintenance of the landscape area and associated easement. It was explained that there will be a condition of approval regarding the buffer area requiring that area to remain as a buffer area. It was further explained that the county has the right to have HOA replant the buffer area, if needed. The condition was read by Mr. Schmidt. It was further explained that this condition will be included in the CC&Rs and is a condition of approval.

Continued discussion regarding the landscape buffer area and conditions associated with the buffer were discussed at length.

The project applicant provided a presentation as well. A background of L&H was provided to constituents. The history of the project was explained as were the neighbor's comments from previous MAC meetings.

Further discussion regarding traffic took place.

Constituents expressed their concern regarding the drainage associated with the proposed project and the effects on surrounding neighbors. The drainage plan was discussed at length.

A resident would like to see a bike lane to increase safety in the area.

Constituents expressed their concerns regarding privacy and landscaping.

Continued discussion regarding the landscape barrier occurred.

Constituents continued to express their concerns regarding traffic and drainage issues.

Member Bose asked for clarification regarding the drainage issues brought up. It was explained that a drainage study was prepared, that the flood district looked at it and it met their concerns.

There was further discussion regarding drainage, traffic and privacy concerns as well as more clarification regarding the buffer area and associated maintenance.

Member McGuckin made a motion to approve the project as submitted, on the condition that the buffer zone is landscaped in perpetuity of the development. Motion was seconded by Member Anderson. Motion passed, 5-0.

Roll Call:

Walt Pekarsky – Yea  
Virg Anderson – Yea  
Eric Bose – Yea

Scott McGuckin - Yea  
Jim Radler - Yea

**4. Annual Reorganization of Officers**

**A. Chair**

Motion was made that Walt Pekarsky remain as Chair. Motion was seconded and passed, 5-0.

**B. Vice Chair**

Motion was made that Virg Anderson remain as Vice Chair. Motion was seconded and passed, 5-0.

**10. Adjournment** to next regular meeting on March 7, 2018  
Meeting adjourned at 10:31PM.